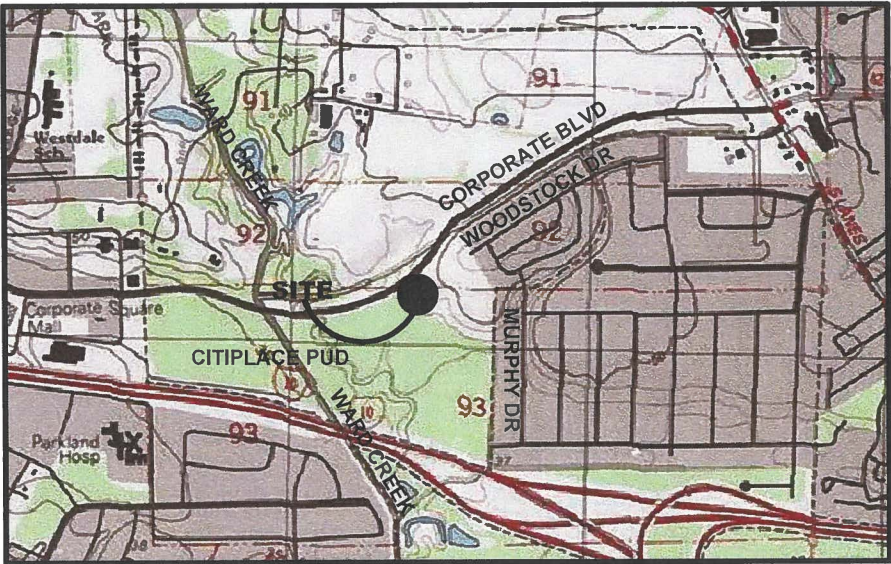


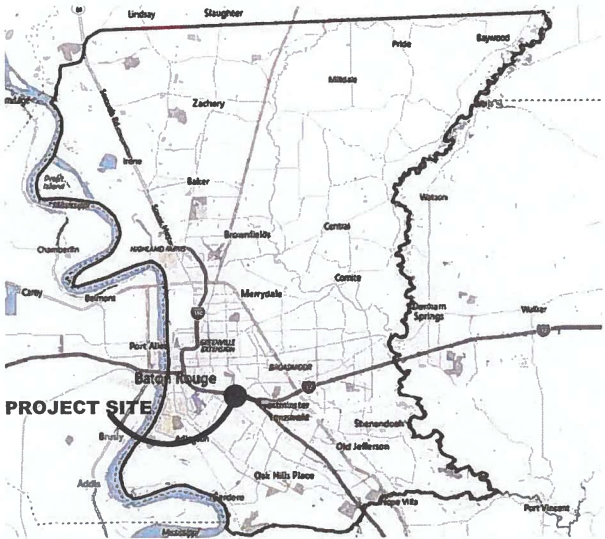
PUD 1-94 CONCEPT PLAN REVISION 8
REVISED CONCEPT PLAN PACKAGE
CITIPLACE - BATON ROUGE

CPPC LOT ID NUMBERS: 1420440740, 1420440511, 1420440514, 1420440512, 1420440513, 1420440515, 1420440522, 1420440523, 1420440521, 1420440516, 1420440517, 1420440532, 1420440531, 1420440713, 1420440534, 1420440533, 1420440739, 1420440740, & 1420440715

LOTS A, C, D, E, F, G, JTS-1-A-1, JTS-1-B-1, JTS-A-D-1-A, JTS-1-D-1-B, JTS-1-C-1-A, L-1-A, L-2-A, L-2-B, M-1-A, N-1-A & N-1-B
LOCATED IN SECTION 93, TOWNSHIP 7 SOUTH,
RANGE 1 EAST, GREENSBURG LAND DISTRICT,
CITY OF BATON ROUGE,
EAST BATON ROUGE PARISH



VICINITY MAP:
SCALE: 1" = 500'



PARISH MAP
SCALE: 1" = 10 MILES

PROJECT CONTACT LIST:

DEVELOPER / CLIENT:

CONTACT: SAM SAYANIA
PHONE: (337) 255-2514
EMAIL: SHARDULSAYANIA@HOTMAIL.COM

ARCHITECT:

ALECHA ARCHITECTURE
7453 ST. CHARLES AE.
NEW ORLEANS, LA 70118
PHONE: (504) 250-3052
EMAIL: FALECHA@AOL.COM

PLANNING SUMMARY:

EXISTING ZONING:
FUTURE LAND USE:

CHARACTER AREA:
EX. ADJACENT ZONING:
DENSITY:

PUD
COMMERCIAL, REGIONAL CENTER,
COMPACT NEIGHBORHOOD
URBAN / WALKABLE
WEST: C2, C-AB-1, C-AB-2, EAST: A2.5
36,217 SF / ACRE COMMERCIAL

ENGINEER:

PATIN ENGINEERS & SURVEYORS, INC.
THOMAS OLINDE
1111 HOSPITAL ROAD, SUITE D
NEW ROADS, LA 70760
PHONE: (225) 387-2167
EMAIL: TOLINDE@PATINENGR-SURV.COM

DRAWING INDEX:

PUD CONCEPT PLAN PACKAGE

- 1.0 TITLE SHEET
- 2.0 OVERALL PUD AERIAL PHOTOGRAPH
- 3.0 PREVIOUSLY APPROVED CONCEPT PLAN
- 4.0 REVISED CONCEPT PLAN
- 5.0 OVERALL CIRCULATION PLAN
- 6.0 ARCHITECTURAL CHARACTER

UTILITIES:

NATURAL GAS
ELECTRICITY
WATER
SEWER
COMMUNICATIONS
ENTERGY LOUISIANA
ENTERGY LOUISIANA
BATON ROUGE WATER COMPANY
BR DPW DIVISION
AT&T / COX COMMUNICATIONS

REVISED: 5-26-2022



- 1) THE PROPOSED CONCEPT PLAN REVISION CONSISTS OF A CHANGE FROM RESIDENTIAL CONDOMINIUMS TO HOTEL USE WITH A DENSITY OF 36,217 S.F./ AC.
- 2) THE PROPOSED REVISION TO CITIPLACE PLANNED UNIT DEVELOPMENT CONCEPT PLAN IS SPECIFIC TO LOT N-1-B, CEDAR LODGE PLANTATION, PUD 1-94, CITIPLACE. THE TRACT IS LOCATED ALONG CORPORATE BOULEVARD BETWEEN AN EXISTING BANK ON LOT N-1-A, CEDAR LODGE PLANTATION AND RESIDENTIAL CONDOMINIUMS.

APPROVED:

RYAN L. HOLCOMB, FAICP
PLANNING COMMISSION DIRECTOR OR HIS DESIGNEE

DATE: _____



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DEVELOPER

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PROJECT NAME

CONCEPT PLAN
REVISION 8
PUD 1-94 CITIPLACE

SITE DESCRIPTION

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SEAL



PESI JOB NO:

22-024

DRAWING BY:

M. GIRLINGHOUSE

PLAN STATUS:

NOT FOR
CONSTRUCTION

ISSUE / REVISION:

DATE:

PLAN SHEET:

TITLE SHEET

SHEET NO:

1.0



PC SET

Planning Commission MAY 31 2022



PATIN
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LOCATED IN SECTION 93, TOWNSHIP 7
SOUTH,
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PESI JOB NO: 22-024
DRAWING BY: M. GIRLINGHOUSE

PLAN STATUS:
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ISSUE / REVISION:	DATE:

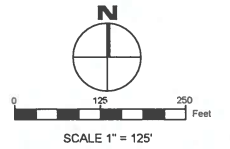
PLAN SHEET:
**OVERALL PUD
AERIAL PHOTOGRAPH**

SHEET NO:
2.0





- LEGEND:**
- SPECIALTY RETAIL
 - COMMERICAL / RETAIL
 - RESTAURANT
 - MIXED RESTAURANT / RETAIL [50 /50]
 - HOTEL
 - OFFICE
 - RESIDENTIAL



PLANNING NOTES:

HEIGHT OF BUILDINGS:
NOT MORE THAN ONE HUNDRED FIFTY (150) PERCENT OF ABUTTING ZONING DISTRICTS, IN ADDITION BUILDINGS MAY ALSO BE INCREASED IN HEIGHT ONE (1) FOOT FOR EACH TEN (10) FEET SETBACK FROM ABUTTING ZONING DISTRICTS.

ABUTTING ZONING: A2.5 = 35' X 1.5' = 52.5'

OPEN SPACE REQUIREMENTS:
EIGHTEEN (18) PERCENT OF DEVELOPMENT.

MIN. ALLOWABLE SETBACKS:
FRONT: 10', REAR: N/A, SIDE: N/A

SIGNAGE:
ALL SIGNAGE SHALL CONFORM TO REGULATIONS AND STANDARDS SET FORTH IN CHAPTER 16 - BATON ROUGE UDC RE: PAGE 8.0 FOR CONCEPTUAL WALL AND MONUMENT SIGNAGE.

ALLOWABLE LAND USE*:		
LAND USE TYPE	ALLOWABLE AREA	PERCENT OF TOTAL
HOTEL:	8.4± ACRES	12.2%
RESTAURANT:	6.0± ACRES	8.7%
SPECIALTY RETAIL:	19.14± ACRES	27.8%
OFFICE:	7.3± ACRES	10.6%
RESIDENTIAL:	26.4± ACRES	38.4%
COMMERCIAL / RETAIL:	1.5± ACRES	2.3%
TOTAL	68.84± ACRES	100%

* ASSUMED MAXIMUM ACREAGE FOR LAND USE COMPONENTS. SOURCED FROM PREVIOUS PUD REVISION SUBMITTAL - DATED OCT 2011.

PROPOSED LAND USE:		
LAND USE TYPE	DEVELOPED AREA	PERCENT OF TOTAL
HOTEL:	10.81± ACRES	15.7%
RESTAURANT:	5.01± ACRES	7.3%
SPECIALTY RETAIL:	8.59± ACRES	12.5%
OFFICE:	6.63± ACRES	9.6%
RESIDENTIAL:	23.37± ACRES	33.9%
COMMERCIAL / RETAIL:	2.94± ACRES	4.3%
TOTAL	57.35± ACRES	83.3%

** TOTAL ACREAGE DOES NOT INCLUDE PUBLIC RIGHTS OF WAY OR COMMON OPEN SPACE

WATER/SEWER/STORM DRAINAGE/ELECTRICITY/GAS/COMMUNICATIONS AND PUBLIC TRANSPORTATION ARE CURRENTLY PROVIDED WITHIN THE CITIPLACE PUD.

PUD TABLE OF USES:									
	LOW DENSITY RESIDENTIAL	MEDIUM DENSITY RESIDENTIAL	HIGH DENSITY RESIDENTIAL	COMMERICAL	OFFICE	PUBLIC AND SEMI-PUBLIC	INDUSTRIAL	OPEN SPACE	TOTAL
TOTAL # OF UNITS	0	425**	0	N/A	N/A	N/A	N/A	N/A	
TOTAL # OF LOTS	0	1	0	13	3	N/A	0	N/A	
TOTAL SQ. FT. OF BUILDINGS	N/A	593,500	0	471,654*	177,600	N/A	0	N/A	1,242,754
TOTAL ACREAGE	0	23.37	0	27.35	6.63	4.29	0	7.20	68.84
PERCENTAGE OF USE	0	33.9%	0	39.8%	9.6%	6.2%	0	10.5%	100%

* TOTAL COMMERCIAL BUILDING SQUARE FOOTAGE AND ACERAGES INCLUDES THE PROPOSED 53,854 SQ. FT. HOTEL

**425 MEDIUM DENSITY RESIDENTIAL UNITS ARE DEVELOPED AS THE GATES AT CITIPLACE

NOTE:
SQUARE FOOTAGES NOTED ON DRAWING ARE APPROXIMATE.

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LOCATED IN SECTION 93, TOWNSHIP 7 SOUTH, RANGE 1 EAST, GREENSBURG LAND DISTRICT, CITY OF BATON ROUGE, EAST BATON ROUGE PARISH



PESI JOB NO: 22-024	DRAWING BY: M. GIRLINGHOUSE
PLAN STATUS: NOT FOR CONSTRUCTION	
ISSUE / REVISION:	DATE:

PLAN SHEET:
REVISED
CONCEPT PLAN

SHEET NO:
4.0





REAR PERSPECTIVE - GREY
SCALE: NOT TO SCALE



FRONT PERSPECTIVE - GREY
SCALE: NOT TO SCALE

IMAGE SOURCE: ALECHA ARCHITECTURE

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PLAN SHEET:
**ARCHITECTURAL
CHARACTER**

SHEET NO:
6.0